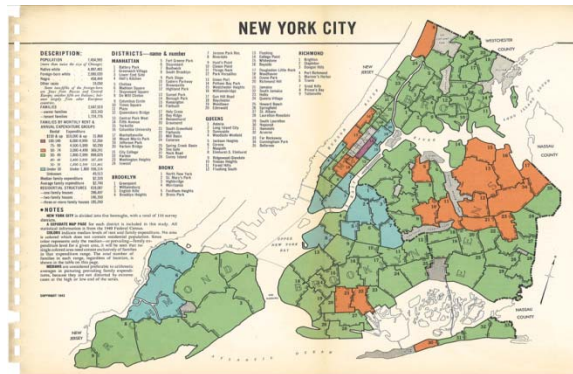


# 1943 Profile of the South Greenfield, Brooklyn area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,  
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the  
CUNY Graduate Center

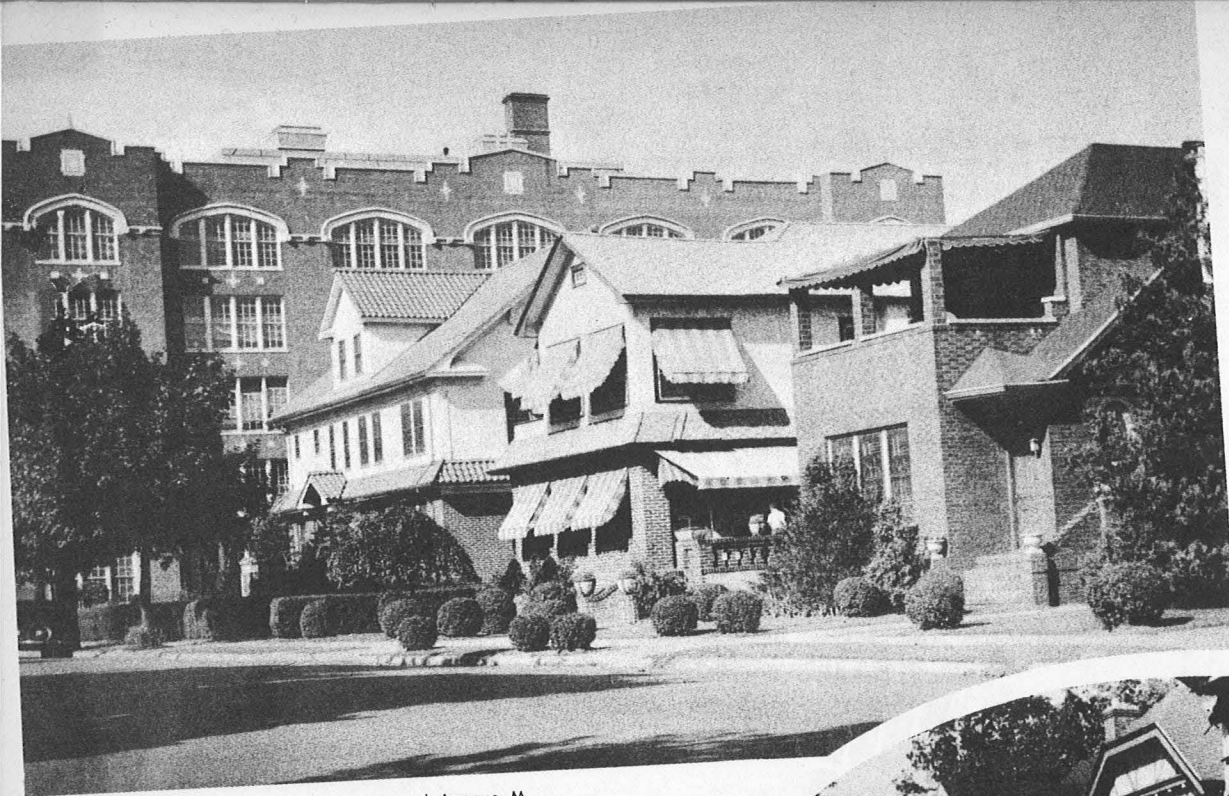


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For other 1943 profiles, please visit [www.1940snewyork.com](http://www.1940snewyork.com)

# BROOKLYN 21

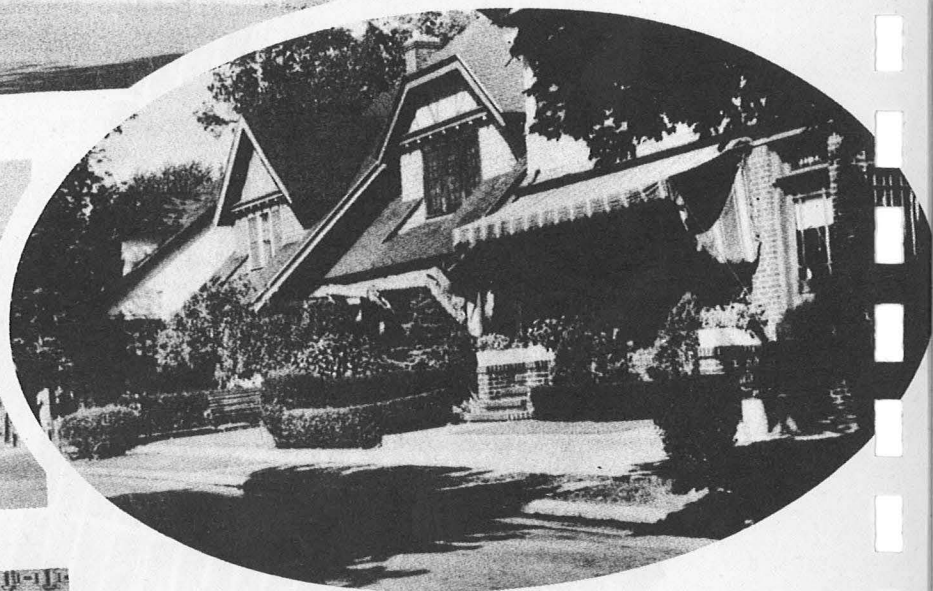
South  
Greenfield



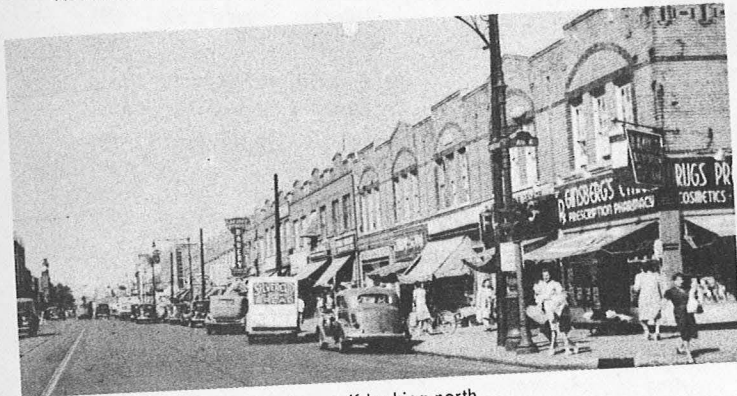
Bedford Avenue between Avenue L and Avenue M



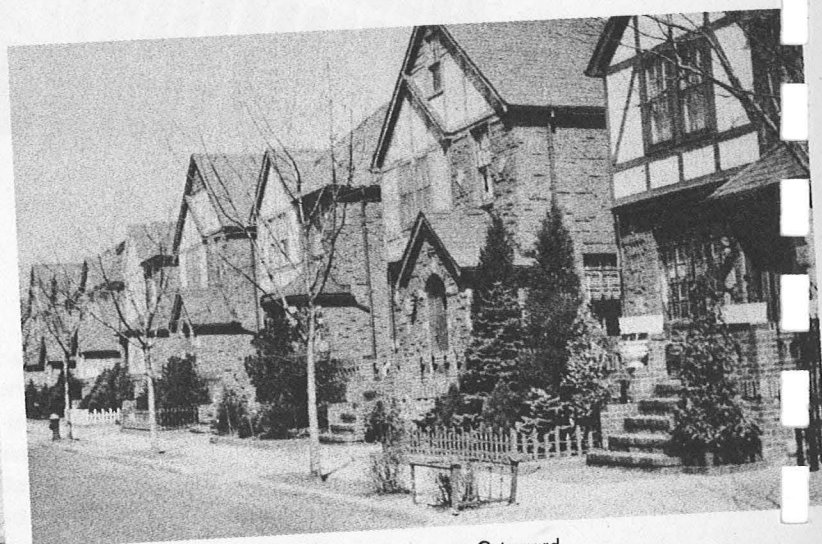
Avenue N and East 23rd Street facing east



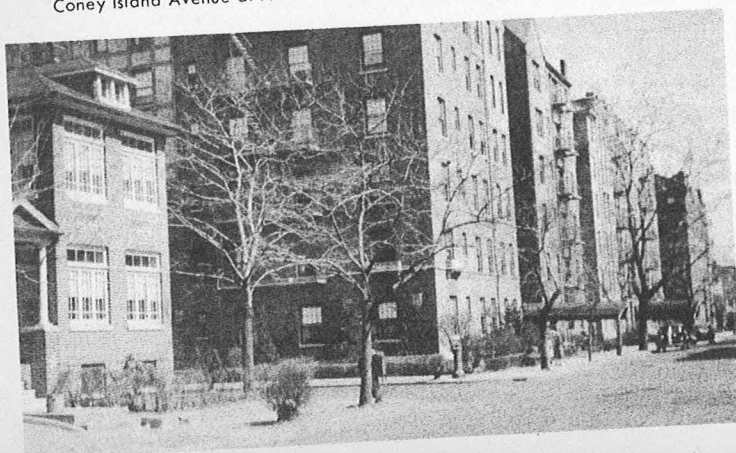
East 18th Street between Avenue L and Avenue K



Coney Island Avenue at Avenue K looking north

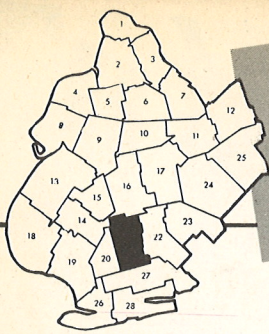


Above: East 16th Street looking from Avenue O toward Avenue N



Left: Facing east on Quentin Road from East 19th Street





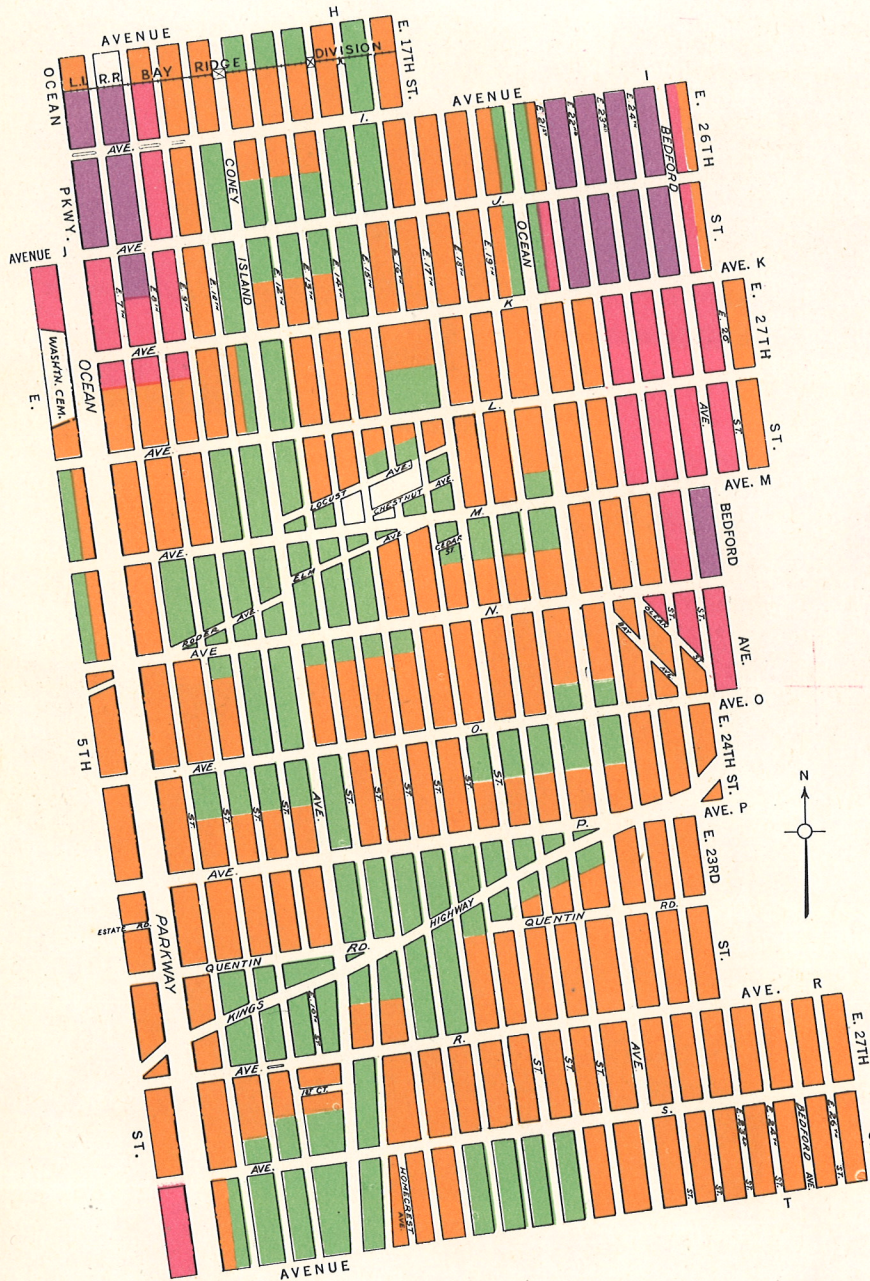
# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

BROOKLYN

21

## South Greenfield



POPULATION . . . . . 92,683  
(larger than Berkeley, Calif.)

Native white . . . . . 66,637  
Foreign-born white . . . . . 24,999  
Negro . . . . . 977  
Other races . . . . . 70

*Scattered Russian, Polish and Austrian Jews comprise two-thirds of the foreign-born population.*

FAMILIES . . . . . 24,796  
—owner families . . . . . 6,200  
—tenant families . . . . . 18,596

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	556
100-149	6,000-9,999	1,399
75- 99	4,500-5,999	2,562
50- 74	3,000-4,499	9,216
30- 49	1,800-2,999	9,526
40- 49	2,400-2,999	5,690
30- 39	1,800-2,399	3,836
Under 30	Under 1,800	835
Unknown		702

Median family expenditure . . \$3,217  
Average family expenditure . . \$3,696

RESIDENTIAL STRUCTURES . 9,881  
—one-family houses . . . . . 5,819  
—two-family houses . . . . . 2,563  
—three-or-more-family houses . 1,499

This district grew originally with the influx of prosperous families who built their own homes. Single family houses still predominate, although there are many two-family homes and apartments commanding good rents. Apartment construction accounts for

much of the 22 per cent population increase since 1930. Avenue J and Kings Highway are major neighborhood shopping streets, with Avenue M and Coney Island Avenue as secondary business streets.